

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF ARCHITECTURAL REVIEW  
CITY OF FAIRFAX  
CITY HALL, FAIRFAX, VIRGINIA  
June 03, 2015**

**Members Present:** Vice Chair Mark Angres, John Laughton, Natasha Jackson, Fernando Sepulveda

**Member(s) Absent:** Chair Paul Cunningham, Jagdish Pathela

**Staff Present:** Kelly O'Brien, Planner

**Meeting began at 7:01 pm**

**1. Discussion and Adoption of the Agenda.**

MR. LAUGHTON MOVED TO STRIKE ITEMS 3 AND 4, RENUMBER THE REMAINING ITEMS AND ADOPT THE AGENDA AS MODIFIED; SECONDED BY MS. JACKSON, WHICH CARRIED UNANIMOUSLY 4-0 BY VOICE VOTE.

**2. Presentations by the public on any item not calling for a public hearing.   None**

**3. Consideration of the request of Trish McMaugh, representative for the applicant Sultan Food, for renewal of approval of façade modifications to the building located at 10560 Warwick Ave, BAR-15050031.**

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Question whether signage is being reviewed.
- Why does this keep happening? The Board is not punitive. There are professionals here to assist the applicants.
- Very disappointed that applicants keep showing up ignoring the process.
- Are the building permit drawings up to date?
- No issue with the shutters or flower boxes. More of an issue with the front entry doors but understand why it was changed.
- The photographs document what exists today that can be approved.

The applicant's representative Trish McMaugh testified:

- Apologized for the miscommunications.
- Building was very dilapidated and required a lot of work, time and money.
- Building permits are up to date.
- There have been changes during construction.

**MEMBER LAUGHTON MOTIONED IN THE REQUEST OF TRISH MCMAUGH, REPRESENTATIVE FOR THE APPLICANT SULTAN FOOD, FOR RENEWAL OF APPROVAL OF FAÇADE MODIFICATIONS TO THE BUILDING LOCATED AT 10560 WARWICK AVE, BAR-15050031, FOR APPROVAL WITH CONDITIONS MODIFIED AS FOLLOWS:**

1. The proposed colors shall conform to the **existing conditions documented in photographs taken on June 3, 2015** and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any

additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.

2. **BAR approval of all façade changes is representative of photos taken by staff on June 3, 2015.**
3. Façade or site changes installed/constructed prior to review by the Board of Architectural Review shall be issued zoning violations and will be subject to fines or other enforcement.
4. **The exterior vents shall be painted to match the red color of the painted brick façade.**

**SECONDED BY MEMBER SEPULVEDA WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 4-0.**

4. **Consideration of the request of Waheed Baderzada, representative for the applicant dfurniture galleries, for approval of façade changes to a single story shopping center located at 10399 Fairfax Boulevard, BAR-15050112.**

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Need clarification on color.
- Why did the applicant submit a plan that was not approved by Regency?
- Three out of the four board members preferred the existing paint color to the lighter color submitted in the plan.

The applicant's representative Waheed Baderzada testified:

- Didn't know about City approval needed.
- University Painting created the graphic.
- It took 6 months to get approval from Regency.
- Regency did not approve the lighter color that was submitted to staff by mistake.
- Regency approved the current paint color.
- White poles were rusted so they were covered.
- Have received customer comments that the building looks good.

**MEMBER LAUGHTON MOTIONED IN THE REQUEST OF WAHEED BADERZADA, REPRESENTATIVE FOR THE APPLICANT DFURNITURE GALLERIES, FOR APPROVAL OF FAÇADE CHANGES TO A SINGLE STORY SHOPPING CENTER LOCATED AT 10399 FAIRFAX BOULEVARD, BAR-15050112, FOR APPROVAL WITH CONDITIONS MODIFIED AS FOLLOWS:**

1. The proposed construction, materials, and colors shall conform to **the existing conditions as shown in the photos taken by staff on May 29, 2015 and as presented to the Board on June 3, 2015** and as may be modified below or as may be modified to reflect any additional improvements that may be required by the

- Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. Façade or site changes installed/constructed prior to review by the Board of Architectural Review shall be issued zoning violations and may be subject to fines or other enforcement.
  3. **Applicant shall email property manager about the correct process for façade changes and copy staff on the email.**

**SECONDED BY MEMBER SEPULVEDA WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 4-0.**

5. **Work Session: Discussion of the request of Randy Kenna, representative for the applicant Combined Properties, for architecture of proposed redevelopment of Fairfax Circle Shopping Center into a mixed use development units consisting of retail commercial uses and 400 multifamily dwellings in two six-story (grocery store building to be submitted at a later date), referred to as Scout on the Circle, located at 9444 & 9500 Fairfax Blvd, BAR-15040040.**

The Board had the following comments:

- Likes the toned down colors.
- Prefer the updated tower design. Previous design felt like an old loft, this is more modern.
- Like the recessed balconies.
- There isn't really design guidelines in the City for this type of project so curious how this design was created and what was it based on?
- Project not located in the center of the City so it doesn't have to look historic.
- Building 2's west elevation looks like the back of the building but it is facing a major road. Shouldn't look like a back of a building.
- Like the updated circle bike rack.
- Are the window's vinyl? Are they colored vinyl or all white? Concern that developer will change to all white vinyl before project is over.

The applicant's representatives had the following comments and answers:

- Changed accent color from lime green as shown to Council to shades of blue and yellow.
- Having exact same tower mirrored on other building felt forced, hence the change.
- Removed the floating cap and had top 2-3 level engage the cap better.
- Recessed shallow balconies with the lighter shades of blue and yellow on the inside for a faint highlight of color.
- Materials include darker brick, Nichiha panels, spandrel glass, and precast sill, cornices, caps, etc.
- Trying to strike a balance with design to be bold but respect the history as requested.
- Retail is a strong element that is missing from the side facing Route 29, but didn't want to create a fake retail façade to match the facades on Route 50.
- Lighting in right of way will be fixed to show only City acorn style.
- Option 2 light has smooth pole, not tapered.

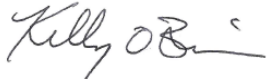
- On site amenities include bike trail, streetscape with outdoor seating, mini dog park and specimen evergreen holiday tree.
- Colored vinyl is proposed, some darker others lighter but not white.
- Still working on lease for super market.
- Will look into bus shelter.
- Original designs showed signage at top of towers. None shown currently but may be brought back at meeting to discuss signage.

**6. Staff Report.**

**7. Board Comments.**

**8. Adjournment at 9:55 pm.**

ATTEST:



Board of Architectural Review  
Recording Secretary